

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

111 Patten Street, Sale Vic 3850

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$329,950

Median sale price

Median price

\$392,250

Property Type

House

Suburb

Sale

Period - From

01/04/2021

to

30/06/2021

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	1 KING Av SALE 3850	\$330,000	12/04/2021
2	10 Pelican Ct SALE 3850	\$330,000	19/03/2021
3	53 Inglis St SALE 3850	\$325,000	29/09/2020

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

02/08/2021 13:10



Property Type: House (Previously Occupied - Detached)
Land Size: 560 sqm approx
Agent Comments

Indicative Selling Price
\$329,950

Median House Price
June quarter 2021: \$392,250

Comparable Properties



1 KING Av SALE 3850 (VG)



Price: \$330,000
Method: Sale
Date: 12/04/2021
Property Type: House (Res)
Land Size: 908 sqm approx

Agent Comments



10 Pelican Ct SALE 3850 (VG)



Price: \$330,000
Method: Sale
Date: 19/03/2021
Property Type: House (Res)
Land Size: 872 sqm approx

Agent Comments



53 Inglis St SALE 3850 (REI/VG)



Price: \$325,000
Method: Private Sale
Date: 29/09/2020
Rooms: 6
Property Type: House
Land Size: 650 sqm approx

Agent Comments